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04/06/2025

MS Kimberley Lam Wong
6 / 43 Roseberry ST
Manly Vale NSW 2093
[REDACTED]

RE: DA2025/0132 - 37 Roseberry Street BALGOWLAH NSW 2093

We are writing to formally object to Development Application DA2025/0132, submitted by McDonald's Australia Limited, for the proposed development at 37 Roseberry Street, Balgowlah NSW 2093.

The grounds on which we oppose the proposed development are as follows:

1. Traffic Impact and Hours of Operation

Roseberry Street already suffers from significant traffic congestion, particularly on weekends when gridlock is common. The roundabout at the intersection of Roseberry Street and Kenneth Road is a well-known problem and is heavily congested during weekday peak hours and weekends. Exiting Kenneth Road onto Condamine Street, especially when turning right, is already difficult with cars often blocking the roundabout to queue in the right turning lane. The additional traffic generated by McDonald's is likely to significantly worsen these conditions.

The area already accommodates high-traffic retailers including Aldi, Woolworths, and Bunnings. The addition of a high-volume, drive-through fast-food outlet will further overwhelm the local road infrastructure and reduce accessibility for both vehicles and pedestrians. The proposed traffic mitigation strategies are inadequate and fail to address the cumulative impact of existing congestion and the new demand this development would create.

Pedestrian safety is also a major concern. Increased vehicle movements will heighten the risk to pedestrians, particularly children, families, and the elderly. Based on personal experience at the Brookvale McDonald's, fast-food locations often attract groups of teenagers who may act unpredictably around traffic - such behaviour in an already congested area poses a serious safety hazard and would further diminish walkability along Roseberry Street.

2. Incompatibility with Surrounding Development

The proposed development is inconsistent with the existing character and land use of Roseberry Street, which is home to health and lifestyle businesses such as local cafes, a butcher and fitness and wellness clinics. The introduction of a fast-food restaurant directly conflicts with the area's established identity and contradicts the community values of health and well-being commonly upheld in the Northern Beaches.

The proposed McDonald's would also be located directly opposite a residential complex. This is an uncommon and unsuitable location for a fast-food outlet of this scale. Long trading hours, even with the revised proposal to operate until midnight, will negatively impact the amenity of nearby residents by introducing excessive noise, increased late-night traffic, and disruption to the area's usual evening peace and quiet.

Most businesses along Roseberry Street close earlier in the evening, and even the nearby Woolworths, which closes at 10pm, is situated further away from residential dwellings and does not generate the same level of nighttime activity or vehicle turnover as a McDonald's would. A fast-food restaurant would introduce a level of late-night disturbance to what is currently a relatively quiet residential street during evening hours.

3. Environmental Concerns

The neighbourhood already experiences issues with waste and litter originating from the KFC located at the corner of Kenneth Road and Condamine Street. Packaging and food waste frequently accumulate along nearby streets and public spaces, detracting from the local environment and community amenity.

The addition of another major fast-food outlet in the area will likely worsen this problem. Increased litter will not only harm the local environment but also pose a risk to wildlife, particularly birds and urban fauna that may ingest food waste or packaging.

Furthermore, existing vermin problems around the KFC, e.g. rats, are a concern. The presence of a second fast-food outlet is expected to exacerbate this issue and encourage further infestation.

In light of the above, we strongly believe that the proposed development is inappropriate for this location and we respectfully request that Northern Beaches Council reject Development Application DA2025/0132.

Yours sincerely
Kimberley Lam-Wong and Jack Townend